



**Elliot Heath**  
ESTATE AGENTS

**25 Woodlands Road, Thundridge**  
Guide Price £525,000

# 25 Woodlands Road

Thundridge, Ware

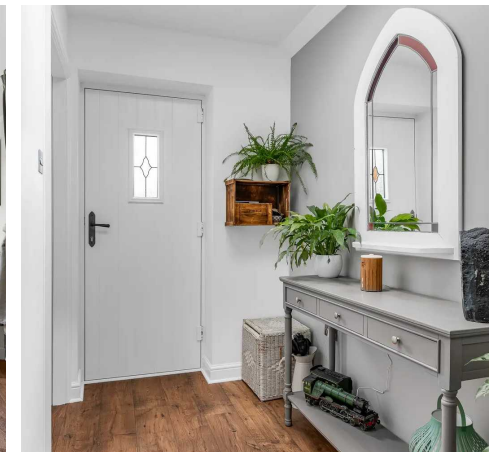
Charming 3-bed family home in Thundridge village. Bright and spacious with wood flooring, fitted kitchen, landscaped garden with summer house and home office. Local amenities nearby, easy access to Ware, Hertford, and London. Contact Elliot Heath on 01920 293333 to view.

Council Tax band: C

Tenure: Freehold

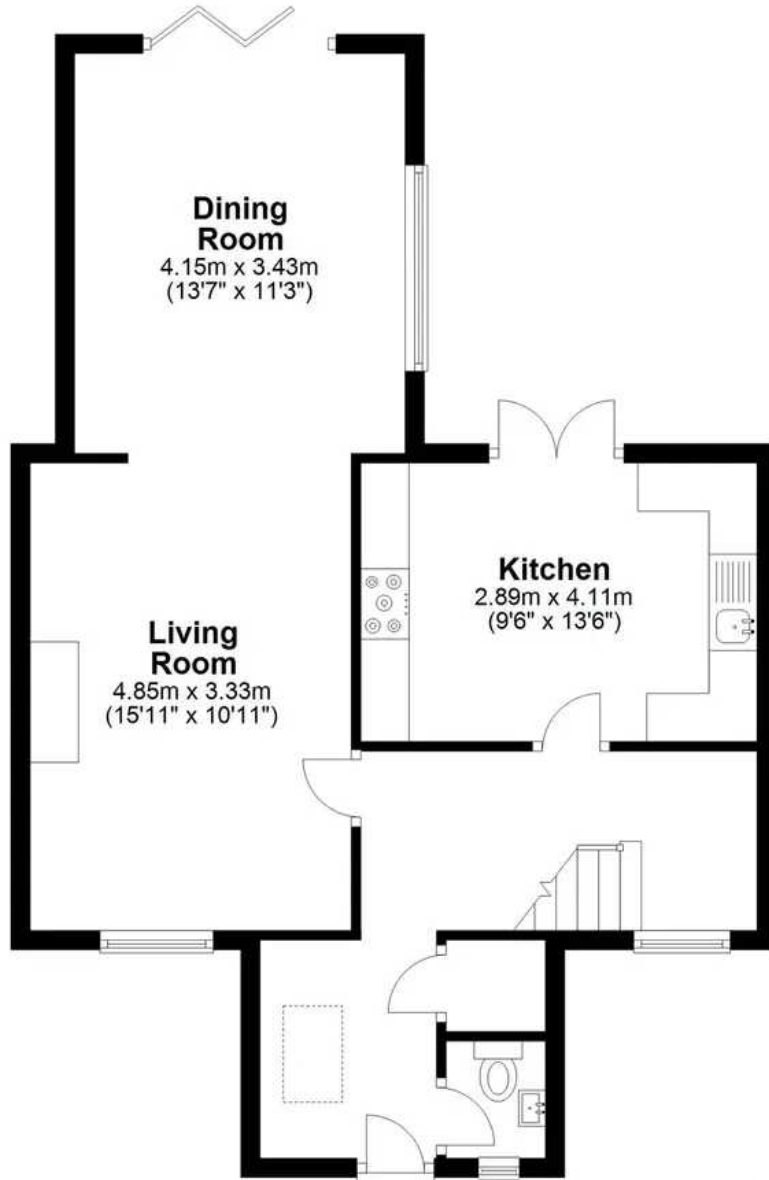
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



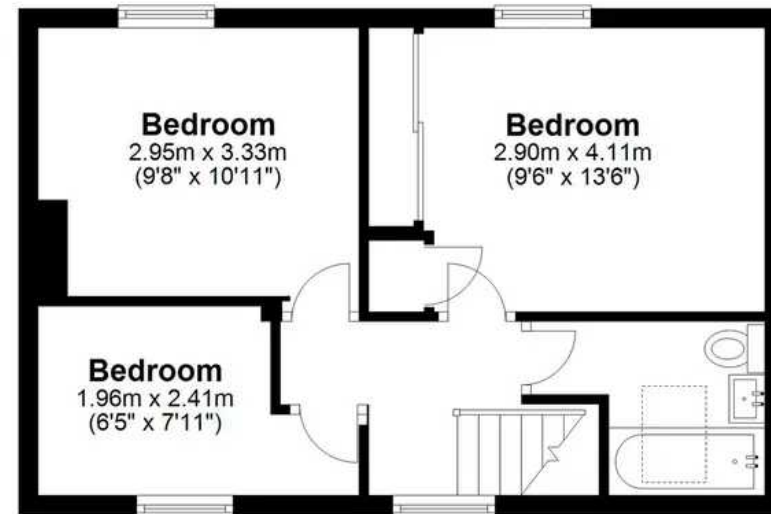
## Ground Floor

Approx. 58.1 sq. metres (625.7 sq. feet)



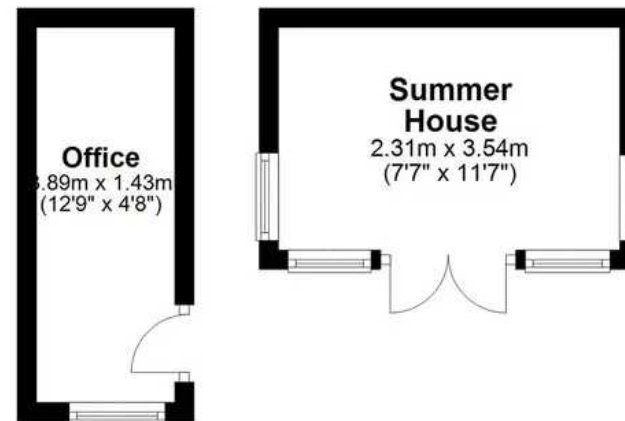
## First Floor

Approx. 36.4 sq. metres (392.2 sq. feet)



## Outbuildings

Approx. 13.8 sq. metres (148.1 sq. feet)



Total area: approx. 108.3 sq. metres (1166.0 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by [www.matthewkyle.co.uk](http://www.matthewkyle.co.uk)

### **Generous Entrance Hall**

With skylight window, wood flooring, large built in storage cupboard, double glazed window to front aspect, stairs rising to first floor landing, understairs storage, doors to:

### **Downstairs WC**

With double glazed window to front aspect with obscure glass. Fitted with a suite comprising dual flush wc, pedestal wash hand basin, tiled splash back areas, wood flooring, radiator.

### **Kitchen**

9' 6" x 13' 6" (2.89m x 4.11m)

With double glazed double doors opening onto the rear garden. Comprehensively fitted with a range of wall and base storage units with Quartz work surfaces over incorporating a sink and drainer unit, space for a 'Smeg' range style cooker, integrated appliances, wood flooring, radiator.

### **Living Room**

15' 11" x 10' 11" (4.85m x 3.33m)

With double glazed window to front aspect, radiator, attractive fire=replace with inset gas fire, wood flooring, open to:

### **Dining Room**

13' 7" x 11' 3" (4.15m x 3.43m)

With double glazed window and bi fold doors to the rear garden, radiator, wood flooring.

### **First Floor Landing**

With double glazed window to front aspect and doors to:

### **Bedroom One**

9' 6" x 13' 6" (2.90m x 4.11m)

With double glazed window to rear aspect, radiator, fitted wardrobe cupboards with sliding doors, built in storage cupboard, wood flooring.



**Bedroom Two**

9' 8" x 10' 11" (2.95m x 3.33m)

With double glazed window to rear aspect, radiator.

**Bedroom Three**

6' 5" x 7' 11" (1.96m x 2.41m)

With double glazed window to front aspect, radiator.

**Bathroom**

With skylight window. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, vanity unit with inset wash hand basin, concealed cistern wc, tiled walls, tiled flooring, radiator.





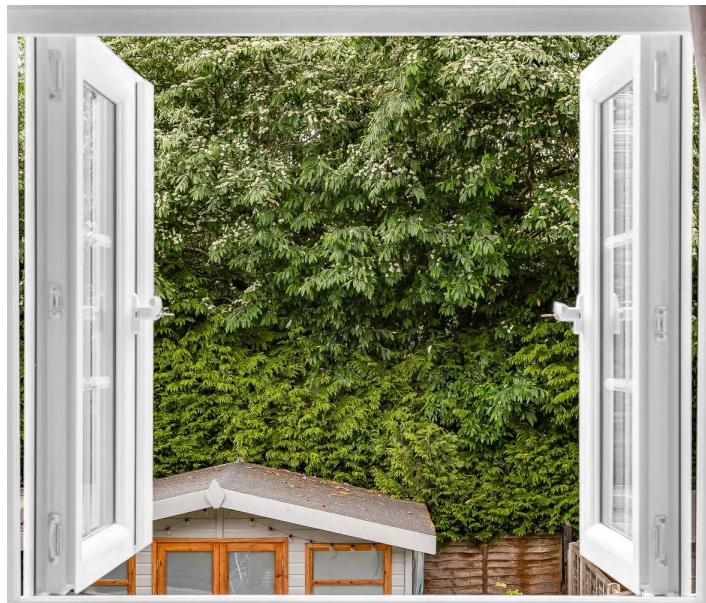
## REAR GARDEN

The rear garden is well landscaped with patio seating which in turn gives access to the lawn with plant and shrub borders. The rear of the garden houses a summer house measuring approximately 2.31 x 3.54 (7'7" x 11'7") and a home office measuring approximately 3.89 x 1.43 (12'9" x 4'8"), gated access to the front.

## DRIVEWAY

2 Parking Spaces

Shingle driveway providing off street parking.







## Elliot Heath Estate Agents

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